



SETBACKS

What are building and structure setbacks?

Setbacks provide separation of buildings and structures from abutting property lines.

In residential areas building and structure setbacks are intended to provide privacy, light and air passages, and emergency access. In the commercial zones setbacks provide visual clearance along streets, noise buffering and areas for site screening and landscaping. Additionally, setbacks are required in the industrial areas to provide fire protection, emergency access, and to reduce impacts on adjacent areas of lower intensity development.

How to measure building and structure setbacks?

Building setbacks are measured from a lot (property) line to the nearest point of a building or structure using a perpendicular line to the respective property lines. Measuring from the front property line may be the trickiest. Remember to measure from a lot line and not the back of the curb. Curbs and other features such as sidewalks are within the public right-of-way. Maps can be viewed at City Hall to determine the width of the right-of-way.

What setbacks apply to my residential property?

Single family residences (not including detached condominiums)

Front and rear	25 feet
Side, ground floor facing neighbors.....	5 feet
Side, second floor facing neighbors	10 feet
Side, ground floor corner lot facing street	10 feet
Side, second floor corner lot facing street.....	15 feet

Multi-family residences (including detached condominiums)

Front and rear	25 feet
Side, ground floor facing neighbors	5 feet
Side, second floor facing neighbors	10 feet
Side, ground floor corner lot facing street	15 feet
Side, second floor corner lot facing street	25 feet

Garages

Front	10 feet, if attached and subject to restrictions
Rear	5 feet
Side.....	5 feet
Side, corner lot facing street.....	10 feet in R-1, 15 feet in R-2 or R-3

Other accessory structures

Front	25 feet
Rear	5 feet
Side.....	5 feet
Side, corner lot facing street.....	10 feet in R-1, 15 feet in R-2 or R-3

This handout provides general information only. Please contact the Planning Division for information regarding commercial and industrial setbacks.

See reverse for example plans

Setbacks

